

**A. REPORT TO THE HEARING EXAMINER**

**HEARING DATE:** August 9, 2016

**Project Name:** Elliott Farms Preliminary Plat

**Owners:** Lennon Investments, Inc., 35815 SE David Powell Road, Fall City, WA 98024  
Cedar River Lightfoot, Inc., 14410 Bel-Red Road, Suite 200, Bellevue, WA 98007

**Applicants:** Patrick O. Lennon, 35815 SE David Powell Road, Fall City, WA 98024  
Todd Levitt, 14410 Bel-Red Road, Suite 200, Bellevue, WA 98007

**Contact:** Ivana Halvorsen, Barghausen Consulting Engineers, Inc.  
18215 - 72nd Ave S, Kent, WA 98032

**File Number:** LUA15-000242, ECF, PP, SA-H, MOD

**Project Manager:** Clark H. Close, Senior Planner

**Project Summary:** The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan Review, SEPA Environmental Review, and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). The subdivision of 45 residential lots and 8 tracts would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 sf of critical areas, 60,731 sf of open space and 4,915 sf for alleys. The fee simple lots would range in size from 2,217 sf to 3,939 sf with an average lot size of 2,586 sf. Primary access to the development would be via a managed public road access from SR 169 that runs through the development and connects to an existing private lane at Molasses Creek Condominiums. Secondary access to the lots would be available through the existing private lane to 140th Way SE and SR 169.

The undeveloped site contains high erosion hazards, landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage basin and outside the 100-year floodplain limits. Stormwater would be conveyed to the existing water quality pond located west of 140th Way SE. Soils primarily consist of Newburg Silt Loam (Ng). Approximately 9,000 cubic yards of cut and 20,000 cubic yards of fill are anticipated for the project. The site contains 114 significant trees. The project would remove 31 trees within the development area and replant 120 trees. All 74 significant trees in the wetland and buffer are proposed to be retained.

**Project Location:** SR 169 East of 140th Way SE (APN 222305-9004)

**Site Area:** 6.07 acres



*Project Location Map*

**B. EXHIBITS:**

- Exhibits 1-27: As shown in the SEPA Environmental Review Report
- Exhibit 28: Hearing Examiner Staff Recommendation (dated August 9, 2016)
- Exhibit 29: Renton School District Capacity email (received date May 6, 2015)
- Exhibit 30: Public Comment Letter from Emily O'Meara (received date May 14, 2015)
- Exhibit 31: Public Comment from Harrison and staff's response letter (dated May 22, 2016)
- Exhibit 32: Public Comment from Thierry and staff's response letter (dated May 22, 2016)
- Exhibit 33: Public query email from Bonaudi (initially received date February 15, 2016)
- Exhibit 34: Muckleshoot Indian Tribe Fisheries Division Habitat Program email (initially received date June 1, 2015)
- Exhibit 35: Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 36: Advisory Notes to the Applicant: Traffic Concurrency Test – Elliott Farms
- Exhibit 37: Affidavit of mailing and posting
- Exhibit 38: WSDOT approved Channelization Plan for SR 169
- Exhibit 39: Preliminary Plat Plan with Houses and Landscaping (Sheets 1 and 2)
- Exhibit 40: Preliminary Building Elevations, Roof Plans and Floor Plans (A2.1, A2.2, and A2.3)
- Exhibit 41: Draft Elliott Farms Homeowners Association CCR's
- Exhibit 42: Pre-Annexation Development Agreement Cedar River Lightfoot, Inc.
- Exhibit 43: T-Shaped Hammerhead Alley (Marked-up Old Site Plan)

**C. GENERAL INFORMATION:**

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| <b>1. Owner(s) of Record:</b>                      | Patrick O. Lennon, 35815 SE David Powell Road, Fall City, WA 98024; Todd Levitt, 14410 Bel-Red Road, Suite 200, Bellevue, WA 98007 |
| <b>2. Zoning Classification:</b>                   | Residential-14 (R-14)  |
| <b>3. Comprehensive Plan Land Use Designation:</b> | Residential High Density (RHD)   |
| <b>4. Existing Site Use:</b>                       | Vacant   |
| <b>5. Critical Areas:</b>                          | Low to high erosion hazards, low to medium landslide hazards, and a Category II wetland  |

**6. Neighborhood Characteristics:**

- a. North:** Residential Low Density (RLD) Comprehensive Plan Land Use Designation; Resource Conservation (RC) zone
- b. East:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
- c. South:** Residential Low Density (RLD) and Residential Medium Density (RMD) Comprehensive Plan Land Use Designations; Resource Conservation (RC) and Residential-8 DU/AC (R-8) zones (King County: Urban Residential, Medium (4-12 du/ac (um) Comprehensive Plan Land Use Designation and R-6 Residential, six DU per acre)
- d. West:** Residential Low Density (RLD) and Residential High Density (RHD) Comprehensive Plan Land Use Designations; Resource Conservation (RC) and Residential-14 DU/AC (R-14) zones
- 7. Site Area:** 264,409 SF (6.07 acres)

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Pre-Annexation Development Agreement	N/A	N/A	04/21/2008
Annexation (Aqua Barn)	A-07-001	5373	06/09/2008

**E. PUBLIC SERVICES:****1. Existing Utilities**

- a. Water:** Water service will be provided by Cedar River Water and Sewer District.
- b. Sewer:** Wastewater service is provided by the City of Renton. There is an 8-inch sanitary sewer main in Park Ave N, an 8-inch main in N 40th Street and a 10-inch main in Lake Washington Blvd.
- c. Storm Water:** There is conveyance/structure system at NE corner of the subject property.

**2. Streets:** There are no frontage improvements on Maple Valley Highway (SR 169).**3. Fire Protection:** City of Renton Fire Authority (RFA)**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:****1. Chapter 2 Land Use Districts**

- a.** Section 4-2-020: Purpose and Intent of Zoning Districts
- b.** Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c.** Section 4-2-110A: Development Standards for Residential Zoning Designations
- d.** Section 4-2-115: Residential Design and Open Space Standards

**2. Chapter 3 Environmental Regulations**

- a.** Section 4-3-050: Critical Area Regulations

**3. Chapter 4 City-Wide Property Development Standards****4. Chapter 6 Streets and Utility Standards****5. Chapter 7 Subdivision Regulations**

- a. Section 4-7-080: Detailed Procedures for Subdivision
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-160: Residential Blocks – General Requirements and Minimum Standards
- e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

**6. Chapter 9 Permits – Specific**

- a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

**7. Chapter 11 Definitions****G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

**H. FINDINGS OF FACT (FOF):**

1. The applicant is requesting a Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review, and a Street Modification for the construction of 45 new attached two- and three-unit buildings.
2. The 6.07-acre site is located at 14207 Maple Valley Hwy LOT, within the SE ¼ of Section 23, Township 22 North, Range 5 East, W.M., and consists of one (1) parcel (Parcel Number 22305-9004).
3. The project site is currently vacant, formerly occupied by a working dairy farm with a residence and garage on the west side of the property and several barns and structures located on the south side of the site.
4. All former buildings and structures have been demolished. The only evidence of the former structures is the remaining concrete foundations and floor slabs from both the residence and barns.
5. The proposed development would result in a net density of 9.7 dwelling units per acre.
6. The Planning Division of the City of Renton accepted the above master application for review on April 13, 2015 and determined the application complete on May 5, 2015. The project was placed on hold on May 5, 2015 and taken off hold on July 28, 2016. The project was placed back on hold on September 15, 2016 and taken back off hold on January 8, 2016.
7. On January 27, 2016, the City of Renton reached out to Washington State Department of Transportation (WSDOT) to consider allowing a direct public connection to SR 169/Maple Valley Highway. The applicant was charged with submitting a channelization plan for the intersection of Road A and SR 169, subject to review by both the City of Renton and WSDOT for compliance with city and state transportation policies and guidelines.
8. The Planning Division of the City of Renton accepted resubmittal items for review and re-noticed the subject property on June 21, 2016. The re-noticed project complies with the 120-day review period.
9. The City ordinances governing the development of land up to and including adopted Ordinance No. 5755.
10. Primary access to the development would be via a channelized public road access from SR 169 that runs through the development and connects to an existing private lane at Molasses Creek Condominiums.

Secondary access to the lots would be available through the existing private lane to 140th Way SE and SR 169.

11. The property is located within the Residential High Density (RHD) Comprehensive Plan Land Use Designation.
12. The site is located within the Residential-14 (R-14) zoning classification.
13. Surrounding uses include multi-family and single family residences in the Residential-14 (R-14) and Residential-8 (R-8) zones, respectively.
14. There are approximately 114 significant trees located onsite of which the applicant is proposing to retain 74 within the wetland and wetland buffer area.
15. The site contains low to high erosion hazards, low to medium landslide hazards and a Category II wetland.
16. The onsite topography is generally flat. The southwest corner of the project gently slopes toward the wetland. The remaining portion of the site drains into the roadside ditch along SR 169.
17. Approximately 9,000 cubic yards of material would be cut onsite and approximately 20,000 cubic yards of fill is proposed to be brought to the site.
18. The applicant is proposing to begin plat infrastructure construction in 2016-2017.
19. Staff received four (4) public comment letters or emails (*Exhibits 30-33*). To address public comments the following report contains analysis related to development, traffic, access, and noise walls.
20. Staff received agency comments from Washington State Historic Preservation Officer and Department of Archaeology and Historic Preservation requesting an archaeology-survey (dated July 5, 2016; *Exhibit 26*).
21. Staff received agency comments from Muckleshoot Indian Tribe Fisheries Division Habitat Program on May 12, 2015 regarding wetland mitigation from parcel 3423059202 with respect to the Lennon Critical Areas Alternation Exception Project (CAEX14-0008) (*Exhibit 34*). Lennon Investments, Inc. intends to complete the mitigation for CAEX14-0008 in Tract H.
22. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on July 11, 2016 the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Elliott Farms Preliminary Plat (*Exhibit 35*). The DNS-M included six (6) mitigation measures. A 14-day appeal period commenced on July 15, 2016 and ended on July 29, 2016. No appeals of the threshold determination have been filed as of the date of this report.
23. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
  - a. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Terra Associates, Inc. dated February 25, 2015 or an updated report submitted at a later date.
  - b. The applicant shall remove the existing concrete foundation(s) within the wetland buffer and restore the affected areas by planting trees and shrubs within the 50-foot standard wetland buffer by hand and without heavy machinery. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.
  - c. The applicant shall submit the final drainage report(s) used to build the Cedarwood water quality pond, including the original design, to the City of Renton Plan Reviewer prior to construction permit issuance.

- d. A professional archaeological survey of the project area shall be conducted prior to ground disturbance. The results of the professional archaeological survey shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.
  - e. If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found, all construction activity shall stop and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeological and Historic Preservation.
  - f. The applicant shall record a covenant on the face of the plat to vacate the plats direct public access to SR 169 when a future access to a public road can be achieved either through Molasses Creek Condominium (parcel no. 5568900000) road network or via a redevelopment of the Molasses Creek parcel.
24. A Critical Areas Report was submitted by the applicant, prepared by Raedeke Associates, Inc. on December 15, 2014 (*Exhibit 11*). Raedeke Associates, Inc. Soil and Wetland Scientist determined that the site contains a Category II wetland located in the southwest portion of the property. Under the vested City of Renton code, Category II wetlands must provide a standard buffer width of 50 feet. The wetland is a low-lying forested area in the southwest portion of the site.
25. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 27*).
26. **Comprehensive Plan Compliance:** The site is designated Residential High Density (RHD) on the City's Comprehensive Plan Map. The purpose of the RHD designation is to allow a variety of unit types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Objective LU-MM:</b> Encourage the development of infill parcels with quality projects in existing multi-family districts.
✓	<b>Policy LU-173.</b> Residential Multi-family designations should be in areas of the City where projects would be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses.
✓	<b>Policy LU-174.</b> Land within the Residential Multi-family designation areas should be used to meet multi-family housing needs. Residential Multi-family designations have the highest priority for development or redevelopment with multi-family uses.
✓	<b>Policy LU-179.</b> Residential Multi-Family (RMF) projects should include landscaped open space common areas for residents, and other amenities compatible with existing buildings on adjacent and abutting lots.
✓	<b>Policy CD-20:</b> Orient site and building design primarily toward pedestrians through master planning, building location, and design guidelines.
✓	<b>Policy CD-21:</b> In areas developed with high intensity uses, circulation within the site should be primarily pedestrian-oriented. Internal site circulation of vehicles should be separated from pedestrians wherever feasible by dedicated walkways.

✓	<b>Policy CD-23:</b> Development should have buildings oriented toward the street or a common area rather than toward parking lots.
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27. **Zoning Development Standard Compliance:** The purpose of the Residential-14 Zone (R-14) is to encourage development, and redevelopment, of residential neighborhoods that provide a mix of detached and attached dwelling structures organized and designed to combine characteristics of both typical single family and small-scale multi-family developments. Structure size is intended to be limited in terms of bulk and scale so that the various unit types allowed in the zone are compatible with one another and can be integrated together into a quality neighborhood. Project features are encouraged, such as yards for private use, common open spaces, and landscaped areas that enhance a neighborhood and foster a sense of community. Civic and limited commercial uses may be allowed when they support the purpose of the designation. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-14 Zone Develop Standards and Analysis																																																																												
✓	<p><b>Density:</b> The density range permitted in the R-14 zone is a minimum 7.0 up to a maximum of 14.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><u>Staff Comment:</u> After factoring in all density deductions (including proposed right-of-way dedications for public streets) the site has a net square footage of 205,517 square feet or 4.6 net acres (264,409 sf – 62,892 sf = 205,517 sf). The 45-lot proposal would arrive at a net density of 9.7 dwelling units per acre (45 lots / 4.6 acres = 9.7 du/ac), which falls within the permitted density range for the R-14 zone.</p>																																																																												
✓	<p><b>Lot Dimensions:</b> The minimum lot size permitted in the R-14 zone is 3,000 sq. ft. for detached dwellings. There is no minimum lot size for attached dwellings. A minimum lot width of 30 feet is required (40 feet for corner lots) and a minimum lot depth of 60 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-45:</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>2,220</td><td>32</td><td>69</td></tr><tr><td>Lot 2</td><td>2,217</td><td>32</td><td>69</td></tr><tr><td>Lot 3</td><td>2,217</td><td>32</td><td>69</td></tr><tr><td>Lot 4</td><td>2,220</td><td>32</td><td>69</td></tr><tr><td>Lot 5</td><td>3,657</td><td>50</td><td>74</td></tr><tr><td>Lot 6</td><td>2,232</td><td>30</td><td>74</td></tr><tr><td>Lot 7</td><td>2,377</td><td>32</td><td>74</td></tr><tr><td>Lot 8</td><td>2,249</td><td>32</td><td>70</td></tr><tr><td>Lot 9</td><td>2,250</td><td>32</td><td>70</td></tr><tr><td>Lot 10</td><td>2,364</td><td>32</td><td>70</td></tr><tr><td>Lot 11</td><td>2,656</td><td>32</td><td>78</td></tr><tr><td>Lot 12</td><td>2,824</td><td>32</td><td>70</td></tr><tr><td>Lot 13</td><td>2,980</td><td>32</td><td>70</td></tr><tr><td>Lot 14</td><td>2,390</td><td>32</td><td>72</td></tr><tr><td>Lot 15</td><td>2,263</td><td>30</td><td>75</td></tr><tr><td>Lot 16</td><td>2,406</td><td>32</td><td>75</td></tr><tr><td>Lot 17</td><td>2,407</td><td>32</td><td>75</td></tr><tr><td>Lot 18</td><td>2,406</td><td>32</td><td>75</td></tr></table>	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	2,220	32	69	Lot 2	2,217	32	69	Lot 3	2,217	32	69	Lot 4	2,220	32	69	Lot 5	3,657	50	74	Lot 6	2,232	30	74	Lot 7	2,377	32	74	Lot 8	2,249	32	70	Lot 9	2,250	32	70	Lot 10	2,364	32	70	Lot 11	2,656	32	78	Lot 12	2,824	32	70	Lot 13	2,980	32	70	Lot 14	2,390	32	72	Lot 15	2,263	30	75	Lot 16	2,406	32	75	Lot 17	2,407	32	75	Lot 18	2,406	32	75
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	Lot 19	2,567	32	80
	Lot 20	2,847	36	80
	Lot 21	2,847	36	80
	Lot 22	2,415	30	80
	Lot 23	2,852	33	81
	Lot 24	3,330	39	79
	Lot 25	2,557	32	80
	Lot 26	2,610	32	80
	Lot 27	2,698	32	81
	Lot 28	2,610	32	81
	Lot 29	2,628	32	82
	Lot 30	2,646	32	82
	Lot 31	2,674	32	83
	Lot 32	2,821	32	82
	Lot 33	3,029	32	81
	Lot 34	2,458	32	76
	Lot 35	2,296	30	76
	Lot 36	2,445	32	76
	Lot 37	2,445	32	76
	Lot 38	2,379	32	76
	Lot 39	3,145	43	72
	Lot 40	2,302	32	72
	Lot 41	2,302	32	72
	Lot 42	2,302	32	72
	Lot 43	2,365	32	72
	Lot 44	2,530	30	77
	Lot 45	3,939	38	89
	Tract A (Open Space)	43,898	N/A	N/A
	Tract B (Alley)	1,125	N/A	N/A
	Tract C (Alley)	2,405	N/A	N/A
	Tract D (Open Space)	4,033	N/A	N/A
	Tract E (Alley)	1,385	N/A	N/A
	Tract F (Open Space)	11,396	N/A	N/A
	Tract G (Open Space)	1,404	N/A	N/A
	Tract H (Critical Area)	47,911	N/A	N/A
	<b>Staff Comment:</b> As demonstrated in the lot dimensions table, all lots meet the requirements for minimum lot size, lot width and lot depth for attached dwellings.			
✓	<p><b>Setbacks:</b> The required setbacks in the R-14 zone are as follows: front yard is 15 feet except garages must be 20 feet, side yard is 4 feet for detached units, for attached units the side yard is 0 feet, side yard along the street 15 feet, and the rear yard is 10 feet.</p> <p>To ensure adequate vehicular maneuvering area, garages and carports that are accessed through alleys required a nine-foot (9') garage door to be at least twenty six feet (26') from the back edge of the alley or sixteen-foot (16') garage doors must be at least twenty four (24') from the back edge of the alley.</p> <p><b>Staff Comment:</b> The setback requirements for the proposed lots would be verified at the time of building permit review. The proposed lots appear to contain adequate</p>			



	<i>area to provide all the required setback areas.</i>
<b>Compliance not yet demonstrated</b>	<p><b>Building Standards:</b> The R-14 zone has a maximum building coverage of 65% and a maximum impervious surface coverage of 80%. In the R-14 zone, a maximum residential building height of 30 feet is permitted.</p> <p><i>Staff Comment: Building height, building coverage, and impervious surface coverage for the new multi-family residences would be verified at the time of building permit review.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Maximum Number of Units per Building:</b> In the R-14 zone, no more than 6 units per building are permitted.</p> <p><i>Staff Comment: The applicant has submitted elevations and floor plans for two- and three-unit buildings. Compliance with the maximum number of units per building requirement would be reviewed at the time of building permit review.</i></p>
<b>Compliant if conditions of approval are met.</b>	<p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p>A fifteen-foot (15') wide partially sight-obscuring landscaped visual barrier, or ten-foot (10') wide fully sight-obscuring landscaped visual barrier, is required along common property lines when a Residential Multi-family Zone or Use Is Abutting a Less Intense Residential Zone (RMC 4-4-070F.4).</p> <p><i>Staff Comment: As proposed, the conceptual landscape plan does not include the required 10-foot wide landscaping along all street frontages according, to the Preliminary Plat and Planting Plan (Exhibit 39). The applicant would be required to include the required 10-foot wide landscaping along all street frontages, according to code. A detailed landscaping plan, complying with RMC 4-4-070, would be required to be submitted to, and approved by, the Current Planning Project Manager prior to issuance of the street and utility construction permits. A 10-foot landscape frontage is not required along the frontage of the public alley.</i></p> <p><i>The applicant has submitted a preliminary landscape plan (Exhibits 9 and 39) that includes a ten-foot (10') wide fully sight-obscuring landscaped visual barrier between the R-14 subject property and the abutting R-8 parcel to the south. The sight-obscuring barrier includes the following cross-section: a 6 foot (6') high fence along the shared property line, landscaping abutting the fence, a maximum 4 foot (4') high retaining wall, followed by additional landscaping in front of the wall. The proposed landscape plan, along Road A, also includes a 0.5-foot wide curb, an 8-foot wide planting strip, and a 5-foot wide sidewalk along approximately half of the proposed public street. A final detailed landscape plan would be reviewed for compliance with RMC prior to issuance of the street and utility construction permit issuance.</i></p>

	<p><i>The landscaping plan proposes to plant 120 trees including, katsura, elm, flowering dogwood, Japanese snowbell, paperbark maple, vine maple, serviceberry, and cornelian cherry at either 2-inch caliper or 6-10 feet in height (Exhibits 9 and 14). Staff recommends, as a condition of approval, that the applicant install all common landscaping and open space amenities prior to plat recording. A final detailed landscape plan shall be submitted with the street and utility construction permits.</i></p> <p><i>The applicant is proposing 60,731 square feet of open space within four (4) tracts (Tracts A, D, F and G) throughout the subject property. All 74 significant trees in the wetland and buffer are proposed to be retained. As a condition of approval, the applicant shall create a Home Owners Association ("HOA") that retains or improves the existing vegetation within the open space tracts. A draft HOA document has been submitted as part of the application (Exhibit 41). A final HOA shall be submitted to, and approved by, the City of Renton Current Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.</i></p>
<p><b><i>Compliant if conditions of approval are met</i></b></p>	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 20 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches ( 18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; Other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. Lots developed with detached single family dwelling units in the R-14 zone are exempt from the minimum tree density requirements. For multi-family development, the minimum tree density is four (4) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F.1, Street Frontage Landscaping Required, or a combination.</p> <p><u><i>Staff Comment:</i></u> <i>The property is covered with a variety of trees. Several larger trees are located around the former residences at the southwest portion of the project site, including cedar, conifer, pine, spruce and alder trees (Exhibit 8). The Arborist Report identified 114 significant trees (125 including eleven 6-inch alders/cottonwoods) on the parcel proposed to be developed (Exhibit 14). Six (6) were classified as poor or dangerous, three (3) were located within private access easements/tracts, and 74 were located in critical areas and buffers. The net number of healthy trees for this development was determined to be 31. The average size of the trunk at diameter at breast height (DBH) for the surveyed trees is 14 inches (14") with the largest tree, a bigleaf maple at 60" DBH, located southwest corner of the lot in the Category II wetland (Tract H). The minimum tree retention requirement is thirty percent (20%) in</i></p>

	<p><i>the R-14 zone. After street and critical area deductions, the applicant is proposing to retain zero of the potential 31 healthy trees or none of the required 6 trees.</i></p> <p><i>The applicant is proposing to replant the subdivision with 120 new trees. These proposed onsite replacement trees exceed the minimum required replacement inches, 12 inches (12") for every tree that was unable to be retained, or 74 inches (74") for this project. Where there is insufficient ROW space or no public frontage, street trees are required in the front yard(s).</i></p> <p><i>A minimum tree density shall be maintained on each R-14 zoned lot. For multi-family development (attached dwelling units), the minimum tree density is four (4) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F.1, Street Frontage Landscaping Required, or a combination. Compliance with tree density development standard would be reviewed by planning at the time of building permit review. A final tree retention and detailed landscape plan shall be submitted with the street and utility construction permits.</i></p>
✓	<p><b>Parking:</b> Parking regulations require that a minimum of two (2) parking spaces be provided for each detached dwelling. Parking regulations require that a minimum and maximum of 1.6 spaces be provided per 3 bedroom or large dwelling unit; 1.4 spaces per 2 bedroom dwelling unit; and 1.0 space per 1 bedroom or studio dwelling unit.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> <i>Sufficient area exists, on each lot, to accommodate off-street vehicular parking. This is typically achieved by providing a two (2) car garage for each building (Exhibit 40). Each of the three (3) building options includes a 3 bedroom floor plan with up to two (2) garage parking stall per unit which, if rounded up, is compliant with RMC 4-4-080F.d. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</i></p>
✓	<p><b>Fences and Retaining Walls:</b> In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> <i>The applicant is proposing a modular block wall with a maximum height of four foot (4'). The retaining walls would be constructed near the south and east property lines within the subdivision. Specifically, within the rear yards of Lots 20-32. The retaining walls have been setback a minimum of 3 feet (3') from the public right-of-way following dedication. The applicant may terrace the rear yards in order to comply with the maximum height requirements for fences, hedges and/or retaining walls. Terracing is the act of forming hillside into a number of level flat areas (terraces) between retaining walls. No portion of a retaining wall shall be measured as part of the terrace width. The width of a terrace shall be equal to the</i></p>

	<p>height of the tallest abutting retaining wall; however, the minimum terrace width shall be two feet (2') and the maximum required width shall be five feet (5'). Terrace width shall be measured from the back edge of a lower retaining wall to the foremost edge of the immediately succeeding and higher retaining wall. Terraces created between retaining walls shall be permanently landscaped with a mixture of shrubs and groundcover (trees are optional) in conformance with the standards of RMC 4-4-070C.2.e, Landscaping. Landscaping provided in front of retaining walls and within terraces shall contribute to any landscaping required by RMC 4-4-070F.</p> <p>The applicant is proposing terracing behind Lots 24-28, within the required 10-foot wide fully sight obscuring landscape visual barrier, that is compliant with retaining wall height standards of the code. Details of the terracing landscape plan shall be included in the final detailed landscape plan required to be submitted with the construction permit application.</p> <p>No new noise walls are planned by WSDOT along the project street frontage of SR 169 (Exhibit 33). The only noise walls WSDOT has "planned" in the generally vicinity is approximately 1 mile east of the site on the north side of SR 169. This project is currently un-funded with no real time-frame for completion.</p>
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28. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-14 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

✓	<p><b>Lot Configuration:</b> Developments of more than four (4) structures shall incorporate a variety of home sizes, lot sizes, and unit clusters.</p> <p>Dwellings shall be arranged to ensure privacy so that side yards abut other side yards (or rights-of-way) and do not abut front or back yards.</p> <p>Lots accessed by easements or pipestems shall be prohibited.</p> <p><u>Staff Comment:</u> The proposal includes three different elevation variations based on the two- and three-unit buildings. Several of units have been oriented to the open space tracts so that side yards abut other side yards (or rights-of-way) and do not abut front or back yards. The scope of the project includes a lot configuration that mimics the adjacent condominium development in appearance. None of the lots would be accessed by easement and or pipestem.</p>
<b>Compliance not yet demonstrated</b>	<p><b>Garages:</b> Garages may be attached or detached. Shared garages are also allowed, provided the regulations of RMC 4-4-080 are met. Carports are not allowed.</p> <p>One of the following is required; the garage must be:</p> <ol style="list-style-type: none"> <li>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> <li>2. Detached and set back from the front of the house and/or porch at least six feet (6').</li> </ol> <p>Additionally, all of the following is required:</p> <ol style="list-style-type: none"> <li>1. Garage design shall be of similar design to the homes, and</li> </ol>

	<p>2. If sides of the garage are visible from streets, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design.</p> <p>If shared garages are allowed, they may share the structure with other homes and all of the following is required:</p> <ol style="list-style-type: none"> <li>1. Each unit has garage space assigned to it, and</li> <li>2. The garage is not to be located further than one hundred sixty feet (160') from any of the housing units to which it is assigned, and</li> <li>3. The garage shall not exceed forty four feet (44') in width, and shall maintain an eight foot (8') separation from any dwellings.</li> </ol> <p><u>Staff Comment:</u> The preliminary floor plans and elevations include a garage setback of at least eight feet (8') from the front porch. Each unit has garage space assigned and attached to the unit and the garage designs are also similar in design to the homes. Compliance for this standard would be further verified at the time of building permit review.</p>
N/A	<p><b>Standards for Parks: For developments that are less than ten (10) net acres:</b> No park is required, but is allowed.</p> <p><b>For developments that are greater than ten (10) net acres:</b> A minimum of one one-half (.5) acre park, in addition to the common open space requirement, is required.</p> <p><u>Staff Comment:</u> The development is less than ten (10) net acres, so no park is required. Although open space, walking trails, and park amenities have been provided by the development.</p>
Compliant if conditions of approval are met	<p><b>Standards for Common Open Space:</b></p> <p><b>Developments of four (4) or more units:</b> Required to provide common open space as follows:</p> <ol style="list-style-type: none"> <li>1. For each unit in the development, three hundred fifty (350) square feet of common open space shall be provided.</li> <li>2. Open space shall be designed as a park, common green, pea-patch, pocket park, or pedestrian entry easement in the development and shall include picnic areas, space for small recreational activities, and other activities as appropriate.</li> <li>3. Open space shall be located in a highly visible area and be easily accessible to the neighborhood.</li> <li>4. Open space(s) shall be contiguous to the majority of the dwellings in the development and accessible to all dwellings, and shall be at least twenty feet (20') wide.</li> <li>5. A pedestrian entry easement can be used to meet the access requirements if it has a minimum width of twenty feet (20') with a minimum five feet (5') of sidewalk.</li> <li>6. Pea-patches shall be at least one thousand (1,000) square feet in size with individual plots that measure at least ten feet by ten feet (10' x 10'). Additionally, the pea-patch shall include a tool shed and a common area with space for compost bins. Water shall be provided to the pea-patch. Fencing that meets the standards for front yard fencing shall surround the pea-patch with a one foot (1') landscape area on the outside of the fence. This area is to be landscaped with flowers, plants, and/or shrubs.</li> </ol>

	<p>7. Grass-crete or other pervious surfaces may be used in the common open space for the purpose of meeting the one hundred fifty feet (150') distance requirement for emergency vehicle access but shall not be used for personal vehicle access or to meet off-street parking requirements.</p> <p>8. Storm ponds may be used to meet the common open space requirement if designed to accommodate a fifty (50) year storm and to be dry ninety percent (90%) of the year.</p> <p><i>Staff Comment: The development includes 2.5 acres of common open space or nearly 7 times the minimum three hundred fifty (350) square feet of common open space. The common open space includes walking trails, picnic benches and pocket areas for residents. Because the open space is located throughout the development it is highly visible and is easily accessible to the neighborhood. However, the open space is lacking recreational activities for all age groups and lighting for public safety. Therefore, staff recommends, as a condition of approval, that the applicant incorporate into the landscaping plan a minimum of two (2) active play structures or courts that provide opportunities for physical exercise and social interaction and low level trail lighting. The details of these amenities shall be identified on the final landscaping plan and shall be submitted to the City of Renton Project Manager with the street and utility construction permits.</i></p>
✓	<p><b>Standards for Private Yards:</b></p> <p><b>Developments of four (4) or more dwelling units:</b> Each ground-related dwelling shall have a private yard that is at least two hundred fifty (250) square feet in size with no dimension less than eight feet (8') in width.</p> <p>An additional two hundred fifty (250) square feet of open space per unit shall be added to the required amount of common open space for each unit that is not ground related.</p> <p><i>Staff Comment: Each two-story ground unit is located on a fee simple lot that has a private yard that is two hundred fifty (250) square feet in size or greater with no dimension less than eight feet (8') in width.</i></p>
<b>Compliant if Conditions of Approval are met</b>	<p><b>Sidewalks, Pathways, and Pedestrian Easements:</b> All of the following are required:</p> <ol style="list-style-type: none"> <li>1. Sidewalks shall be provided throughout the neighborhood. The sidewalk may disconnect from the road, provided it continues in a logical route throughout the development.</li> <li>2. Front yards shall have entry walks that are a minimum width of three feet (3') and a maximum width of four feet (4').</li> <li>3. Pathways shall be used to connect common parks, green areas, and pocket parks to residential access streets, limited residential access streets, or other pedestrian connections. They may be used to provide access to homes and common open space. They shall be a minimum three feet (3') in width and made of paved asphalt, concrete, or porous material such as: porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints. Sidewalks or pathways for parks and green spaces shall be located at the edge of the common space to allow a larger usable green and easy access to homes.</li> <li>4. Pedestrian Easement Plantings: Shall be planted with plants and trees. Trees are required along all pedestrian easements to provide shade and spaced twenty feet (20') on center. Shrubs shall be planted in at least</li> </ol>

	<p>fifteen percent (15%) of the easement and shall be spaced no further than thirty six inches (36") on center.</p> <p>5. For all homes that do not front on a residential access street, limited residential access street, a park, or a common green: Pedestrian entry easements that are at least fifteen feet (15') wide plus a five-foot (5') sidewalk shall be provided.</p> <p><u>Staff Comment:</u> Pedestrian sidewalks and pedestrian connections are located throughout the subject property and would provide for safe and efficient pedestrian access throughout the site. In portions of the development, sidewalks have been disconnected from the road. Logical pedestrian connections are provided from SR 169 and Molasses Creek Condominiums to Road A. The applicant has included a primary 5-foot wide sidewalk along the north side of Road A and a 7-foot wide crushed rock trail throughout the open space tracts. Each portion of the trail that is directly connected to the SR 169 would be required to be paved in order to meet ADA standards. Therefore, staff recommends, as a condition of approval, that The proposed on-site seven-foot wide trail system shall be paved with concrete, except the trail system located directly behind the rear yards of Lots 34-45. The final detailed trail system and profile plans shall be submitted to the City of Renton Project Manager with the street and utility construction permits.</p> <p>The sidewalk and trail systems would be used to connect buildings to common open space, on-street parking, neighboring properties, and the public right-of-way (Exhibits 2, 5, 9, and 39). The front yards of Lots 1-13 abut common open space. Therefore, staff recommends, as a condition of approval, shall orient the front doors and front yards of the attached dwelling units on Lots 1-13 toward the street (Road A) or the common open space tracts. Each of these units shall provide a four foot (4') entry walkway that connects the front entry to shared common green space trail or sidewalk system. A note to this effect shall be recorded on the face of the Plat map. Each of these units shall be designed to the highest level of architectural detailing and articulation.</p> <p>Sidewalks or pathways for parks and green spaces shall be located at the edge of the common space to allow a larger usable green and easy access to homes. Therefore, staff recommends, as a condition of approval, that the applicant relocate the shared common green space trail system, which runs north/south between Lots 3-18, to be located closer to the front yards of Lots 5-13 to provide more usable green space behind the lots.</p> <p>Lots 24-26 front Tract E (alley 1), therefore, the homes do not front on a residential access street, limited residential access street, a park, or a common green area. Therefore, a pedestrian entry easement that is at least fifteen feet (15') wide plus a five-foot (5') sidewalk shall be provided. A plat revision that is consistent with this code regulation shall be submitted to the City of Renton Project Manager with the street and utility construction permits. It appears that the applicant could shift Lots 19-23 approximately five feet (5') to the north and incorporate a flush concrete sidewalk with the alley (alley 1) to comply with the pedestrian entry easement and sidewalk requirement of the code. Therefore, staff recommends, as a condition of approval, that the applicant submit a revised plat plan that includes a pedestrian entry easement that is at least fifteen feet (15') wide plus a five-foot (5') sidewalk to the north of Lots 24-26.</p>
	<p><b>Primary Entry:</b> Both of the following are required:</p>

<p><b>Compliant if condition of approval is met</b></p>	<ol style="list-style-type: none"> <li>1. The entry shall take access from and face a street, park, common green, pocket park, pedestrian easement, or open space, and</li> <li>2. The entry shall include one of the following: <ol style="list-style-type: none"> <li>a. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> <li>b. Porch: minimum five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol> </li> </ol> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> Lots 1-13 all take access from the alley tracts via Road A. The current design of the 13 lots provides the lot width along the alley and the depth parallel to Road A. This type of lot design could result in a development pattern where each of these four (4) units are oriented towards the alley and not the public street (Road A) or the common open space. An orientation towards the alley would not be consistent with building design orientation toward pedestrians or the street (see Comprehensive Plan Policy CD-20 and CD-23). Therefore, staff recommends as a condition of approval, that the applicant shall orient the front doors of the units on Lots 1-13 toward the street (Road A) or the common open space tracts; in order to meet minimum primary entry standards of Residential Design and Open Space Standards (RMC 4-2-115). A note to this effect shall be recorded on the face of the Plat map. Each of these units shall be designed to the highest level of architectural detailing and articulation.</p> <p>Furthermore, to ensure compatibility with the remainder of the subdivision the façade modulation of these homes fronting Road A shall be designed to the highest level of architectural detailing and articulation. Including at least one articulation or change in plane of at least two feet (2') in depth. The building designs shall be reviewed and approved at the time of building permit application.</p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Façade Modulation:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane of at least two feet (2') in depth; and</li> <li>2. A minimum one side articulation that measures at least one foot (1') in depth shall occur for all facades facing streets or public spaces.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Windows and Doors:</b> All of the following are required:</p> <ol style="list-style-type: none"> <li>1. Primary windows shall be proportioned vertically, rather than horizontally, and</li> <li>2. Vertical windows may be combined together to create a larger window area, and</li> <li>3. All doors shall be made of wood, fiberglass, metal, or glass and trimmed with three and one-half inches (3 ½") minimum head and jamb trim around the door, and</li> <li>4. Screen doors are permitted, and</li> <li>5. Primary entry doors shall face a street, park, common green, pocket park, or pedestrian easement and shall be paneled or have inset windows, and</li> </ol>



	<p>6. Sliding glass doors are not permitted along a frontage elevation or an elevation facing a pedestrian easement.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
Compliant if condition of approval is met	<p><b>Scale, Bulk, and Character:</b> All of the following are required:</p> <ol style="list-style-type: none"> <li>1. The primary building form shall be the dominating form and elements such as porches, principal dormers, or other significant features shall not dominate, and</li> <li>2. Primary porch plate heights shall be one story. Stacked porches are allowed, and</li> <li>3. To differentiate the same models and elevations, different colors shall be used, and</li> <li>4. For single family dwellings, no more than two (2) of the same model and elevation shall be built on the same block frontage and the same model and elevation shall not be abutting.</li> </ol> <p><u>Staff Comment:</u> The applicant has provided three (3) different building plans for the 45 units. The building plans include two-story units with either two- or three-units per building. The site plan includes in five (5) 3-unit buildings and fifteen 2-unit buildings. The 3-unit buildings are spaced out throughout the development. The models include one story porches that project out from the body of the units and units feature dark asphalt comp shingles, decorative roof brackets, board &amp; batten siding, hardiboard siding, cedar channel siding, window glazing, shutters, and trim. The colors provided include shades of brown, tan, bronze, green, and gray. Staff recommends, as a condition of approval, that the plat shall include a minimum of four (4) different building types (models) to provide additional character to the development. The detailed floor and elevations plans shall be submitted to the City of Renton Project Manager with the street and utility construction permits.</p>
Compliant if condition of approval is met	<p><b>Roofs:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Primary roof pitch shall be a minimum six to twelve (6:12). If a gable roof is used, exit access from a third floor must face a public right-of-way for emergency access, and</li> <li>2. A variety of roofing colors shall be used within the development and all roof material shall be fire retardant.</li> </ol> <p><u>Staff Comment:</u> The applicant is proposing a 7:12 primary roof pitch for each building. However, only dark asphalt comp shingles are illustrated in the elevation details. Therefore, staff recommends, as a condition of approval, that the applicant shall submit revised building elevations and building plans to the City of Renton Project Manager with the street and utility construction permits. The roofing material shall include a variety of colors throughout the development.</p>
Compliance not yet demonstrated	<p><b>Eaves:</b> The following is required: Eaves shall be at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
	<p><b>Architectural Detailing:</b> All of the following are required:</p> <ol style="list-style-type: none"> <li>1. Three and one-half inches (3 ½") minimum trim surrounds all windows and</li> </ol>

<p><b>Compliance not yet demonstrated</b></p>	<p>details all doors, and</p> <ol style="list-style-type: none"> <li>At least one of the following architectural details shall be provided on each home: shutters, knee braces, flower boxes, or columns, and</li> <li>Where siding is used, metal corner clips or corner boards shall be used and shall be at minimum two and one-half inches (2 ½") in width and painted. If shutters are used, they shall be proportioned to the window size to simulate the ability to cover them, and</li> <li>If columns are used, they shall be round, fluted, or strongly related to the home's architectural style. Six inches by six inches (6" x 6") posts may be allowed if chamfered and/or banded. Exposed four inches by four inches (4" x 4") and six inches by six inches (6" x 6") posts are prohibited.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
<p><b>Compliant if condition of approval is met</b></p>	<p><b>Materials and Color:</b></p> <p>All of the following are required:</p> <ol style="list-style-type: none"> <li>Acceptable exterior wall materials are: wood, cement fiberboard, stucco, stone, and standard sized brick three and one-half inches by seven and one-half inches (3 ½" x 7 ½") or three and five eighths inches by seven and five-eighths inches (3 5/8" x 7 5/8"). Simulated stone, wood, stone, or brick may be used to detail homes, and</li> <li>When more than one material is used, changes in a vertical wall, such as from wood to brick, shall wrap the corners no less than twenty four inches (24"). The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner, and</li> <li>Multiple colors on buildings shall be provided. Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors. Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.</li> <li>Gutters and downspouts shall be integrated into the color scheme of the home and be painted, or of an integral color, to match the trim color.</li> </ol> <p><u>Staff Comment:</u> Staff recommended under FOF 28 Residential Design and Open Space Standards: Scale, Bulk, and Character that the applicant provides a minimum of four (4) different building building types (models) to provide additional character to the development. In addition, staff recommends, as a condition of approval, that the applicant submits, to the City of Renton Current Project Manager, a site plan and a roofing materials board that identifies a variety of colors throughout the development.</p>
<p><b>Compliant if condition of approval is met</b></p>	<p><b>Mail and Newspapers:</b> All of the following are required:</p> <ol style="list-style-type: none"> <li>Mailboxes shall be clustered and located so as to serve the needs of USPS while not adversely affecting the privacy of residents;</li> <li>Mailboxes shall be lockable consistent with USPS standard;</li> <li>Mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture; and</li> <li>Newspaper boxes shall be of a design that reflects the character of the home.</li> </ol>

	<i>Staff Comment: The standard United States Postal Service (USPS) mailbox would not satisfy this code requirement. The applicant would need to submit a mailbox design that is architecturally enhanced and reflects the character of the homes. Therefore, as a condition of approval, the applicant shall submit a mailbox design to be reviewed by the Current Planning Project Manager at construction permit submittal.</i>
<b>N/A</b>	<p><b>Hot Tubs, Pools, and Mechanical Equipment:</b> Hot tubs and pools shall only be located in back yards and designed to minimize sight and sound impacts to adjoining property. Pool heaters and pumps shall be screened from view and sound insulated. Pool equipment must comply with codes regarding fencing.</p> <p><i>Staff Comment: No hot tubs or pools are proposed for Elliott Farms.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Utilities:</b> Utility boxes that are not located in alleyways or away from public gathering spaces shall be screened with landscaping or berms.</p> <p><i>Staff Comment: A final detailed landscape plan would be reviewed for compliance with RMC prior to issuance of the utility construction permit issuance. Compliance for this standard would be verified at the time of utility plan review and building permit review.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Dumpster/Trash/Recycling Collection Area:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Trash and recycling containers shall be located so that they have minimal impact on residents and their neighbors and so that they are not visible to the general public; and</li> <li>2. A screened enclosure in which to keep containers shall be provided or garages shall be built with adequate space to keep containers. Screened enclosures shall not be located within front yards.</li> </ol> <p><i>Staff Comment: Because the applicant has not identified refuse and recyclables deposit areas, it is anticipated that individual trash and recycling cans would be used for each unit. The applicant may submit a formal request for modification to staff for consideration to deviate from refuse and recyclables standards.</i></p>

29. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

✓	<p><b>Geologically Hazardous Areas:</b> Based upon the results of a geotechnical report, conditions of approval for developments may include buffers and/or setbacks from buffers.</p> <p>A 50-foot buffer and 15-foot building setback are required from Very High Landslide Hazard Areas.</p> <p><i>Staff Comment: The Geotechnical Engineering Study identified the majority of the site as low landslide hazard (LL), defined as areas with slopes less than 15 percent. A 10- to 20-foot wide centrally-located slope aligned northwest-southeast across the site was classified as medium landslide hazard (LM) area. LM is defined as areas with slopes between 15 percent and 40 percent and underlain by soils that consist largely of sand, gravel, or glacial till. The geotechnical engineer did not observe any indications of instability, emergent groundwater seepage, significant erosion, or historical movement on or adjacent to the site in areas where soils would classify as LM. No development activity is planned in the area of the steep slope in the southwest corner of the site. Development plans would remove or regrade the centrally-located</i></p>
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	<i>slope during mass regrading. The geotechnical engineer concluded that the areas to be developed on the site do not pose a risk as a landslide hazard area.</i>								
<b>N/A</b>	<p><b>Streams:</b> The following buffer requirements are applicable to streams in accordance with RMC 4-3-050G.2: Type F streams require a 115-foot buffer, Type Np streams require a 75-foot buffer, and Type Ns streams require a 50-foot buffer. An additional 15-foot building setback is required from the edge of all stream buffer areas.</p> <p><u>Staff Comment:</u> No streams were identified in the Critical Areas Report submitted by the applicant and prepared by Raedeke Associates, Inc. (Exhibit 11).</p>								
<b>N/A</b>	<p><b>Wellhead Protection Areas:</b></p> <p><u>Staff Comment:</u> The site is located just outside the Wellhead Protection Area Zone 2.</p>								
<b>Compliant if condition of approval is met</b>	<p><b>Wetlands:</b> The following buffer requirements are applicable to wetlands in accordance with RMC 4-3-050M.6:</p> <table border="1"> <thead> <tr> <th>Wetland Category</th><th>Standard Buffer Width</th></tr> </thead> <tbody> <tr> <td>Category 1</td><td>100 ft.</td></tr> <tr> <td>Category 2</td><td>50 ft.</td></tr> <tr> <td>Category 3</td><td>25 ft.</td></tr> </tbody> </table> <p><u>Staff Comment:</u> A Critical Area Report was prepared by Raedeke Associates, Inc. (dated December 15, 2014; Exhibit 11) was submitted with the application materials. According to the report, there is a Category II wetland located in the southwest portion of the property. Under the vested City of Renton code, Category II wetlands must provide a standard buffer width of 50 feet. The wetland is a low-lying forested area in the southwest portion of the site. No other wetlands or critical areas were identified within the remaining portion of the property.</p> <p>The applicant is also providing a minimum 15-foot wide common areas tract, immediately north of the wetland buffer (Tract F), in order to provide additional separation between the wetland buffer and the proposed rear lots of Lots 34-45. Based on the provided site plan, there would be minimal impacts to the wetland and its buffer. As part of the SEPA process, a mitigation measure was included that would require the applicant to remove the existing concrete foundation(s) within the wetland buffer and restore the affected areas by planting trees and shrubs within the 50-foot standard wetland buffer by hand and without heavy machinery.</p>	Wetland Category	Standard Buffer Width	Category 1	100 ft.	Category 2	50 ft.	Category 3	25 ft.
Wetland Category	Standard Buffer Width								
Category 1	100 ft.								
Category 2	50 ft.								
Category 3	25 ft.								

30. **Compliance with Subdivision Regulations:** Chapter 4-7 RMC provides review criteria for the subdivision. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p><b>Access:</b> Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Each lot would have access to a public street, road, or alley as shown in the Preliminary Plat Plans (Exhibits 2 and 39). A new public street (Road A) would</p>

	<i>provide direct access to SR 169.</i>
✓	<p><b>Blocks:</b> Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> SR 169 to the north and critical area Tract H along the southwest corner of the parcel limit the depth of the subject site and the applicant's ability to provide two tier lots. The final layout of the lots reserved the development pattern created in Molasses Creek Condominiums with homes oriented to open space.</p>
✓	<p><b>Lots:</b> The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-14 zone and allow for reasonable infill of developable land. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><u>Staff Comment:</u> The lots are generally rectangular in shape with orientation for the maximization of views to open space. The minimum lot width in the R-14 zone is 30 feet, 80% of the lot width would be 24 feet. A majority of the lots provide a minimum frontage of 24 feet. Except for Lots 11-13 and Lot 33. Lots along street curves shall comply with the minimum standard of 24 feet as 35 feet would be wider than the minimum lot width for the zone. Therefore, staff recommends, as a condition of approval, that the applicant provide for the minimum standard of 24 feet (24') along street curves. A final detailed site plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.</p>
<b>Compliant if modification request is approved</b>	<p><b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The proposed development fronts Maple Valley Hwy (SR 169) along the north property line. SR 169 is classified as a Principal Arterial Road and is a Washington State Highway. Primary access to the site would be provided via a new channelized public road access from SR 169 that runs through the development and connects to an existing private lane at Molasses Creek Condominiums. A street channelization plan has been reviewed and approved by Washington State Department of Transportation (WSDOT) (Exhibit 38). Adequate sight distance and frontage improvements along SR 169 would be subject to design review and approval by WSDOT. The City defers to American Association of State Highway and Transportation Officials (AASHTO) standard clear zones, which provide the same, or similar, clear zone requirements as WSDOT. This may include dedication of right-of-way (ROW) for future planned widening of SR 169 to accommodate six (6) 12-foot wide travel lanes and 8-foot wide shoulders. If curbs are used, shoulder width may be reduced to 4 feet. Existing ROW width is approximately 150 feet. Per City code 4-6-060, half-street improvements shall include a pavement width of 88 feet (44 feet from centerline), a 0.5 foot curb, an 8 foot planting strip, an 8 foot sidewalk, street trees and storm drainage improvements. However, the City's transportation group has determined and would support an alternate standard to match the established standard street section for SR 169. The City is supportive of the developer's request to retain the existing curb line, followed by a 6-foot wide planting strips and 5-foot wide sidewalks behind the existing curb along the project frontage of SR 169. The applicant may submit a formal request for modification to staff for consideration to deviate from the frontage improvements</p>

and dedication of right-of-way along SR 169.

Secondary access to the lots would be available through the existing private lane to 140th Way SE and SR 169 (Exhibit 2). The subject property has easement rights to use the existing private road through Molasses Creek Condominiums (Exhibit 19). The preliminary road plans and profiles and onsite grading plan identify the existing and proposed grading and road improvements to serve the proposed 45 units (Exhibit 5).

The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" that would modify the residential access road standard by disconnecting the majority of the public sidewalks and planter strips from the road, away from vehicular travel ways, into open space tracts throughout the development. The modified street standard includes ROW dedication between 35 feet and 53 feet along Road A. The majority of the street improvements include a paved roadway width of 20 feet with 5-foot wide sidewalks and 8-foot wide planter strips along one side of the roadway. Sidewalks and planter strips alternate between the north side of the roadway and the south side of the roadway in order to provide pedestrian access to the pathways used to connect common areas. In addition, portions of the paved road sections also include up to seven (7) on-street parking stalls along the north side of the road (Exhibit 5). See FOF 30 for more information.

The proposal also includes three (3) 16-foot wide alley Tracts (Tract A (alley 3), Tract B (alley 2), and Tract E (alley 1)). Under RMC 4-6-060J, these three access tracts are identified as shared driveways. Shared driveways are not dedicated right-of-way and are owned and maintained by the Homeowner's Association. Deviation from the shared driveway standards of the code would require a separate street modification request. The applicant may submit a formal request for modification to staff for consideration to deviate from the shared driveway standards.

Alley 1 provides access to Lots 24-26, alley 2 provides access to Lots 5-13 and alley 3 provides access to Lots 1-4. Access is required within 150 feet of all points on the buildings and fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius (including the turning radius to alley 2). Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Applicant shall submit a variance request for approval by the Renton Fire Authority for 16-foot wide alley access to Lot 1-4, 5-13 and 24-26. An earlier site plan design included a T-shaped alley that included lots without pipestems, landscape screening between the alley and the public right-of-way and minimum turning radius (Exhibit 43). Staff is more supportive of a T-shaped alley design that meets all these items.

The applicant has indicated that the proposed 45-lot subdivision would generate 321 new weekday daily trips, with 27 new trips occurring during the weekday AM peak hour (5 entering, 22 exiting), and 31 new trips occurring during the weekday PM peak hour (21 entering, 10 exiting) (Exhibit 12). The estimated distribution of project traffic was based on existing traffic patterns and were generally distributed as follows: 50 percent to/from the west on SR 169; 30 percent to/from the east on SR 169; and 20 percent to/from the south on 140th Way SE. Based on the LOS results conducted at three study intersections, all intersections are expected to operate at acceptable levels (LOS D or better) during the AM and PM peak hours in 2017 with no significant impacts created by the proposed Elliott Farm. An annual growth rate of two percent was applied to the existing volumes. It is anticipated that the proposed project would result in impacts to the City's street system. In order to mitigate transportation impacts, the applicant would be required to meet code-required frontage improvements, City of

	<p><i>Renton's transportation concurrency requirements (Exhibit 36) based upon a test of the citywide Transportation Plan and pay appropriate Transportation Impact Fees. The 2016 impact fee for condominium/townhome is \$1,546.31 per dwelling unit. Based on 45 new dwelling units, the resulting impact fee would be \$69,583.95 (45 X 1,546.31 per unit). Payment of transportation impact fees is applicable at the time of issuance of the building permit. The City of Renton transportation impact fee rate schedule is subject to change.</i></p> <p><i>All street lighting is required to meet city standards. Lighting plans were not submitted with the land use application and would be reviewed during the construction utility permit. A lighting plan and final detailed landscape plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit issuance.</i></p>
✓	<p><b>Relationship to Existing Uses:</b> The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The subject site is bordered by multi-family and single-family homes within the general vicinity of the subject property (Exhibit 3). The properties surrounding the subject site are residential low to high density and are designated RC, R-8 and R-14 on the City's zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourages the development of infill parcels in existing multi-family districts.</i></p>

### 31. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p><b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Applicant would also be required to submit a variance request to reduce the width of the proposed alleys throughout the site. See FOF 28, Streets. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p><b>Schools:</b> It is anticipated that the Renton School District <u>can accommodate</u> any additional students generated by this proposal at the following schools: Tiffany Park Elementary School, Nelsen Middle School, and Lindbergh High School (<i>Exhibit 29</i>). Any new students attending the Renton schools would be bussed. The proposed project includes the installation of frontage improvements along the public street frontages, including sidewalks. The designated school bus stops are at the following intersections (at or near the project site): 14105 Maple Valley Hwy (Turn lane Molasses Creek) and 140th Way SE &amp; SE 154th Pl. A sidewalk runs the distance from each lot to either of the designated bus stops. Therefore, there are safe walking routes to the school bus stops.</p> <p>A School Impact Fee, based on new single-family lots, would be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$1,385.00 per multi-family unit.</p>
✓	<p><b>Parks:</b> A Park Impact Fee would be required for the future multi-family units. The current Park Impact Fee (per unit) is \$1,532.56 for a 2 unit multi-family structure or \$1,448.52 for a 3 to 4 unit multi-family structure. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>

<p><b>Compliant if condition of approval is met</b></p>	<p><b>Storm Water:</b> An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment:</i> The applicant submitted a Preliminary Technical Information Report (TIR), prepared by Barghausen Consulting Engineers, Inc. (dated April 10, 2015; Exhibit 13). The 6.07-acre site is located within the Lower Cedar River drainage basin and outside the 100-year floodplain limits. According to the TIR, the project would maintain the natural discharge location for the site. However, less than 10% of the total basin area of the wetland would be diverted away from the wetland. The project's biologist does not expect the proposed diversion would result in a substantial change in the flow available to the wetland (Exhibit 20). Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Site Condition. Surface water runoff created by this development would be collected through a series of new catch basins and pipe systems in the new roadways within two (2) drainage basins. One (1) basin would be drained to the existing conveyance system in Molasses Creek and the second basin would drain to a proposed 24-inch conveyance system along the project fronting SR 169 (Exhibit 6). The proposed 45-lot subdivision is subject to full drainage review and water quality in accordance with the 2009 KCSWDM.</p> <p>According to the TIR, flow control is exempt for this project as the project is within a half mile of the Cedar River and direct discharge to Cedar River is permitted per City of Renton Amendment to King County Storm water design manual section 1.2.3.1, provided that the direct discharge exemption requirements, as described in the City Amendments to the 2009 KCSWDM, are met. Cedar River is listed as a Major Receiving Water and the project is less than one-half mile to the 100 year flood plain. The final Technical Information Report (TIR) must include a level 3 downstream analysis to demonstrate that there is sufficient capacity in the existing and proposed storm system and that the approval of direct discharge would not cause flooding.</p> <p>The developer is intending to use an existing off-site water quality facility (wetpond). The wetpond is located at the southwest corner of the SR 169 and 140th Way SE intersection. According to the TIR, the off-site water quality drainage facility (wet pond) was built and sized for several divisions of Cedarwood projects, Molasses Creek Condominium, areas of the WSDOT right-of-way, as well as the proposed Elliott Farms project. A SEPA mitigation measure was included that requires the applicant to provide a copy of the final drainage report(s) used to build the Cedarwood water quality pond by King County, including the original design of the pond.</p> <p>Temporary erosion and sedimentation control measures would be provided in the final engineering plan set and would be subject to the 2009 Department of Ecology Guidelines. A Construction Stormwater Permit from Department of Ecology is required if clearing and grading of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.</p>
<p>✓</p>	<p><b>Water:</b> The applicant has provided a water availability certificate from Cedar River Water &amp; Sewer District (Exhibit 15). A copy of the approved water plan from Cedar River Water &amp; Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.</p>
<p>✓</p>	<p><b>Sanitary Sewer:</b> The applicant has provided a sewer availability certificate from Cedar River Water &amp; Sewer District (Exhibit 16). A copy of the approved sewer plan from Cedar River Water &amp; Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.</p>



32. **Site Plan Review:** Pursuant to RMC 4-9-200.B, Site Plan Review is required for development in the R-14 zoning classification when it is not exempt from Environmental (SEPA) Review. Given Site Plan applications are evaluated for compliance with the specific requirements of the RMC 4-9-200.E.3 the following table contains project elements intended to comply with level of detail needed for Site Plan requests:

Compliance	Site Plan Criteria and Analysis
<i>Compliant if Conditions of Approval are Met</i>	<p><b>a. Comprehensive Plan Compliance and consistency.</b></p> <p><u>Staff Comment:</u> See previous discussion under FOF 26, Comprehensive Plan Analysis.</p>
<i>Compliant if Conditions of Approval are Met</i>	<p><b>b. Zoning Compliance and Consistency.</b></p> <p><u>Staff Comment:</u> See discussion under FOF 27, Zoning Development Standard Compliance.</p>
<i>Compliant if Conditions of Approval are Met</i>	<p><b>c. Design Regulation Compliance and Consistency.</b></p> <p><u>Staff Comment:</u> See discussion under FOF 28, Residential Design and Open Space Standards.</p>
✓	<p><b>d. Planned action ordinance and Development agreement Compliance and Consistency.</b></p> <p><u>Staff Comment:</u> The proposed development is compliant with Pre-Annexation Development Agreement Cedar River Lightfoot, Inc. (Exhibit 42).</p>
✓	<p><b>e. Off Site Impacts.</b></p> <p><b>Structures:</b> Restricting overscale structures and overconcentration of development on a particular portion of the site.</p> <p><u>Staff Comment:</u> See FOF 28, Residential Design and Open Space Standards: Scale, Bulk, and Character.</p> <p><b>Circulation:</b> Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.</p> <p><u>Staff Comment:</u> A loop circulation system using Road A and Molasses Creek Condominium private roadway allows for local serving traffic to access the multi-family properties from SR 169 to the north. The street sections and onsite internal pathways are intended to create a pedestrian-friendly atmosphere with wide sidewalks and landscaping.</p> <p><b>Loading and Storage Areas:</b> Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.</p> <p><u>Staff Comment:</u> See FOF 27, Zoning Development Standard Compliance: Landscaping and FOF 28, Residential Design and Open Space Standards: Utilities and Dumpster/Trash/Recycling Collection Area.</p> <p><b>Views:</b> Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.</p> <p><u>Staff Comment:</u> The multi-family buildings, particularly those fronting SR 169 would provide for territorial views. Additionally, design regulations related to the height of</p>

	<p><i>proposed structures can be found in FOF 27, Zoning Development Standard: Building Standards.</i></p> <p><b>Landscaping:</b> Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.</p> <p><u>Staff Comment:</u> <i>See discussion under FOF 27, Zoning Development Standard: Landscaping.</i></p> <p><b>Lighting:</b> Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.</p> <p><u>Staff Comment:</u> <i>A lighting plan was not provided with the application; therefore staff recommended that a lighting plan be provided at the time of building permit review.</i></p>
✓	<p><b>f. On Site Impacts.</b></p> <p><b>Structure Placement:</b> Provisions for privacy and noise reduction by building placement, spacing and orientation.</p> <p><u>Staff Comment:</u> <i>The Site Plan includes an arrangement of buildings around the open space to reduce noise.</i></p> <p><b>Structure Scale:</b> Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs.</p> <p><u>Staff Comment:</u> <i>The multi-family buildings would be limited to 30 feet in height. The height of the R-14 zone is consistent with the two- and three-story condominium development project completed in Phase 1. Additionally, design regulations related to the height of proposed structures can be found in FOF 27, Zoning Development Standard Compliance: Building Standards.</i></p> <p><b>Natural Features:</b> Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.</p> <p><u>Staff Comment:</u> <i>Approximately 9,000 cubic yards of material would be cut onsite and approximately 20,000 cubic yards of fill is proposed to be brought to the site. There is an existing Category II wetland onsite (Exhibits 1 and 11). Based on the provided site plan, there would be minimal impacts to the wetland and its buffer.</i></p> <p><b>Landscaping:</b> Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements.</p> <p><u>Staff Comment:</u> <i>See FOF 27, Zoning Development Standard Compliance: Landscaping.</i></p>
✓	<p><b>g. Access</b></p> <p><b>Location and Consolidation:</b> Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties.</p> <p><u>Staff Comment:</u> <i>Access would occur from the through road that connects the development from SR 169 to Molasses Creek Condominiums (Road A). The applicant is</i></p>

	<p><i>also proposing a 7-foot wide on-site trail system that connected to the off-site street frontage improvements along SR 169 which includes a 5-foot wide sidewalk. The wide trail system and sidewalk improvements would help to promote a walkable, pedestrian oriented, community connection that would promote safe and efficient circulation and linkages to the neighboring developments.</i></p> <p><b>Internal Circulation:</b> Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways.</p> <p><i>Staff Comment: The Site Plan proposes a through road system that creates a more logical and seamless road pattern than exists today. Pedestrian connections from the street to the buildings would be provided. See FOF 30, Compliance with Subdivision Regulations: Access and Streets.</i></p> <p><b>Loading and Delivery:</b> Separating loading and delivery areas from parking and pedestrian areas.</p> <p><i>Staff Comment: The parking areas include up to seven (7) on-street parking stalls along the north side of the road (Exhibit 5). No specific loading and delivery areas are designated. The project development is residential in design.</i></p> <p><b>Transit and Bicycles:</b> Providing transit, carpools and bicycle facilities and access.</p> <p><i>Staff Comment: Per RMC 4-4-080F.11.a bicycle parking spaces are required at one-half (0.5) bicycle parking space per one dwelling unit (attached dwelling). Spaces shall meet the requirements of subsection F11c of this Section, Bicycle Parking Standards. Each unit contains a garage with enough space to provide one-half (0.5) bicycle parking space per dwelling unit.</i></p> <p><b>Pedestrians:</b> Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.</p> <p><i>Staff Comment: See FOF 28, Residential Design and Open Space Standards: Sidewalks, Pathways, and Pedestrian Easements.</i></p>
✓	<p><b>h. Open Space:</b> Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.</p> <p><i>Staff Comment: See FOF 28, Residential Design and Open Space Standards: Standards for Comment Open Space.</i></p>
✓	<p><b>i. Views and Public Access:</b> When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines.</p> <p><i>Staff Comment: The proposed structures would not block view corridors to shorelines or Mt. Rainier. The public access requirement to shorelines is not applicable to the proposal.</i></p>
✓	<p><b>j. Natural Systems:</b> Arranging project elements to protect existing natural systems where applicable.</p> <p><i>Staff Comment: The site contains 47,911 SF of critical area. Other than the acknowledged Category II wetland in the southwest portion of the site, no other wetlands or critical areas were identified within the remaining portion of the property. The applicant is also providing a minimum 15-foot wide common areas tract, immediately north of the wetland buffer (Tract F), in order to provide additional</i></p>

	<i>separation between the wetland buffer and the proposed rear lots of Lots 34-45. Based on the provided site plan, there would be minimal impacts to the wetland and its buffer. See FOF 15, 24, and 29 Critical Areas.</i>
✓	<b>k. Services and Infrastructure:</b> Making available public services and facilities to accommodate the proposed use:
	<b>Police and Fire.</b> <i>Staff Comment: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees. See FOF 31, Availability and Impact on Public Services: Police and Fire.</i>
	<b>Water and Sewer.</b> <i>Staff Comment: See FOF 31, Availability and Impact on Public Services: Water and Sanitary Sewer.</i>
	<b>Drainage.</b> <i>Staff Comment: See FOF 31, Availability and Impact on Public Services.</i>
	<b>Transportation.</b> <i>Staff Comment: Access to the site is proposed via Road A along SR 169. Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at \$1,546.31 per dwelling unit. This fee increases each year and the applicable fee is paid at the time of building permit issuance. See FOF 30, Compliance with Subdivision Regulations: Streets.</i>
<b>N/A</b>	<b>I. Phasing:</b> The applicant is not requesting any additional phasing.

33. **Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" to reduce the width of the residential access roadway and relocate a fair portion of the public sidewalks and planter strips into open space tracts away from vehicular travel ways.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis
✓	<p><b>a.</b> Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The proposal to develop the subject property with 45 homes is consistent with the Comprehensive Plan and zoning designations of the site. Neighborhood connectivity is facilitated by the construction of a new public road segment that would connect to the existing Molasses Creek Condominium private roadway to and from the site. The following Comprehensive Plan Objectives and Policies support development of the site as proposed with 45 units and the modified public road section:</i></p> <ul style="list-style-type: none"> <li><i>Objective LU-FF: The project proposes urban density with efficient land utilization</i></li> </ul>

	<p>and extends a neighborhood feel of the existing neighborhood.</p> <ul style="list-style-type: none"> <li>• Policy LU-140: The project would infill with similar development adjacent to an existing development served by the connecting road system.</li> <li>• Policy LU-141: The project proposes a logical extension of existing development that is consistent and complimentary to the development through which it accesses.</li> </ul>
Compliant if condition of approval is met	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><u>Staff Comment:</u> The new public road segment would connect to an existing private road that serves Molasses Creek Condominiums. As a recommended condition of approval, the homeowners of the new project would enter into an agreement with the Molasses Creek Homeowner's Association for their proportionate share of maintenance of the off-site private road network. An easement already exists to extend private access through Molasses Creek Condominiums to the site. The proposed roadway would provide a paved width of 20 feet with sidewalks that are separated from the vehicle lanes for most of the length. Staff recommends, as a condition of approval that the separated sidewalks (i.e. trail system) be paved with concrete with the exception of the trail system behind the rear yards of Lots 34-45.</p> <p>Each townhome unit would provide up to two (2) off-street parking spaces. A final HOA shall be submitted to, and approved by, the City of Renton Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.</p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u> The connection to the existing private road was previously contemplated and an easement was created for the purpose. There is no injury to surrounding properties from the public road segment that would connect to the existing private road as the extension was previously planned and an easement exists for access from the project through Molasses Creek Condominiums.</p>
Compliant if condition of approval is met	<p>d. Conforms to the intent and purpose of the Code.</p> <p><u>Staff Comment:</u> The intent of the Code is to have roads that can provide safe and maintainable access to development. The proposed modified public road design would conform to the need for pedestrian facilities as well as amenities such as street trees and street lighting. The public street would be dedicated to the City of Renton upon recording of the final plat. As a recommended condition of approval, public easements shall be provided for amenities that are outside of the right-of-way of the new public street. The applicant shall also provide access signage that identifies the trails system throughout the development for public access.</p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><u>Staff Comment:</u> See comments under criterions 'a' and 'b'.</p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u> See comments under criterion 'c'.</p>

**I. CONCLUSIONS:**

1. The subject site is located in the Residential High Density (RHD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 11 and FOF 26.
2. The subject site is located in the Residential-14 (R-14) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 12 and FOF 27.
3. The proposed plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 28.
4. The proposed plat complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 29.
5. The proposed plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 30.
6. The proposed plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 30.
7. There are safe walking routes to the school bus stop, see FOF 31.
8. There are adequate public services and facilities to accommodate the proposed plat, see FOF 31.
9. The proposed density and land use is anticipated to be compatible with existing and future surrounding uses, see FOF 26, FOF 27 and FOF 30.

**J. RECOMMENDATION:**

Staff recommends approval of the Elliott Farms Preliminary Plat, Site Plan Review, and Street Modification, File No. LUA15-000242, ECF, PP, SA-H, MOD, as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Determination of Non-Significance - Mitigated, dated July 15, 2016.
2. The applicant shall install all common landscaping and open space amenities prior to plat recording. A final detailed landscape plan shall be submitted with the street and utility construction permits.
3. The applicant shall incorporate into the landscaping plan a minimum of two (2) active play structures or courts that provide opportunities for physical exercise and social interaction and low level trail lighting. The details of these amenities shall be identified on the final landscaping plan and shall be submitted to the City of Renton Project Manager with the street and utility construction permits.
4. The proposed on-site seven-foot wide trail system shall be paved with concrete, except the trail system located directly behind the rear yards of Lots 34-45. The final detailed trail system and profile plans shall be submitted to the City of Renton Project Manager with the street and utility construction permits.
5. The applicant shall orient the front doors and front yards of the attached dwelling units on Lots 1-13 toward the street (Road A) or the common open space tracts. Each of these units shall provide a four foot (4') entry walkway that connects the front entry to shared common green space trail or sidewalk system. A note to this effect shall be recorded on the face of the Plat map. Each of these units shall be designed to the highest level of architectural detailing and articulation.
6. The applicant shall relocate the shared common green space trail system, which runs north/south between Lots 3-18, to be located closer to the front yards of Lots 5-13 to provide more usable green space behind the lots.

7. The applicant shall submit a revised plat plan that includes a pedestrian entry easement that is at least fifteen feet (15') wide plus a five-foot (5') sidewalk to the north of Lots 24-26.
8. The plat shall include a minimum of four (4) different building types (models) to provide additional character to the development. The detailed floor and elevations plans shall be submitted to the City of Renton Project Manager with the street and utility construction permits.
9. The applicant shall submit, to the City of Renton Current Project Manager, a site plan and a roofing materials board that identifies a variety of colors throughout the development.
10. The applicant shall provide for the minimum standard of 24 feet (24') along street curves. A final detailed site plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.
11. The applicant shall submit a lighting plan and final detailed landscape plan to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit issuance.
12. The applicant shall create a Home Owners Association ("HOA") that retains or improves the existing vegetation within the open space tract and enters into an agreement with Molasses Creek Homeowner's Association for their proportionate share of maintenance of the off-site private road network. A draft HOA document has been submitted as part of the application. A final HOA shall be submitted to, and approved by, the City of Renton Current Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.
13. The applicant shall provide public easements for amenities that are outside of the right-of-way of the new public street.
14. The applicant shall provide access signage that identifies the trails system throughout the development for public access.